

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 15, 1969

Appeal No. 10216 Florence G. Reed, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on October 21, 1969.

ORDERED:

That the appeal for permission to establish auto repair shop and variance from the requirements of Sect. 7403.11 to permit use less than 25 feet from residential district at rear of 3012 Nichols Avenue, SE., lot 13, Square 5952, be denied.

FINDINGS OF FACT:

1. The subject property is located inaa C-2-A District.
2. The property is improved with a two-story brick building.
3. The Board of Zoning Adjustment previously denied the establishment of a sheet metal shop on the prepperty in Appeal No. 10048.
4. Appellant in this appeal proposes to establish an auto repair shop and seeks a variance to permit the said use within 25 feet of the adjoining residential district.
5. There is to be no body and fender work conducted on the premises; appellant proposes to tune motores, to repair brakes, and to repair auto radios.
6. Approximately 7 automobiles can be accommodated inside the premises.
7. Opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellant has not proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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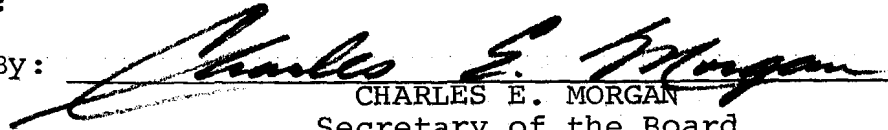
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Further, we hold that the requested relief can not be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

  
CHARLES E. MORGAN  
Secretary of the Board